

Cleanup Plan Proposed 1802 and 1804 Bay Road East Palo Alto



July 2008



INTRODUCTION

This fact sheet, prepared by the Regional Water Quality Control Board, San Francisco Bay Region (Water Board), summarizes the July 21, 2008, draft Remedial Action Plan (draft RAP), which has been prepared to address residual contamination in soil and groundwater on the properties located at 1802 and 1804 Bay Road (the Site). The Site is located on the south side of Bay Road, between Clarke and Pulgas, in the Ravenswood Industrial Area, East Palo Alto. The draft RAP responds to site cleanup orders adopted by the Water Board in 1992 for all properties in the Ravenswood Industrial Area.

The Water Board is holding a 30-day public comment period, from July 29 through August 29, 2008, on the draft RAP. While this fact sheet is only a summary of the draft RAP, it may be reviewed in its entirety at the information repository (see last page) or can be downloaded electronically at:

http://www.waterboards.ca.gov/sanfranciscobay/public_notices/public_notice.shtml

PUBLIC COMMENT PERIOD – July 29 through August 29, 2008

(see last page for details and information about where you can review site documents)

FUTURE REDEVELOPMENT OF THE PROPERTY

The current Site owner, the Ravenswood Family Health Center, has purchased this Site with the intent of expanding its existing facility next door at 1798 Bay Road onto this property in order to provide additional health care services to the community. Prior to the redevelopment of the Site, however, environmental cleanup activities will be completed to address residual pollution related to past auto repair and dismantling activities which occurred on the property. The cleanup will be completed to a level which would allow for unrestricted use of the property.

SITE BACKGROUND

The Site consists of the two properties located at 1802 & 1804 Bay Road. The site has historically been used for multiple light industrial businesses. The property located at 1802 Bay Road was occupied until recently by Lozano's Auto Service in the corrugated steel building adjacent to Bay Road, and B&S Auto Dismantlers in the lot to the rear of the property. The property located at 1804 Bay Road contains a metal warehouse building. The entire property is currently vacant. The structures located on 1802 and 1804 Bay Road have undergone Phase I Environmental Site Assessments (ESAs) and appeared to be free of any significant environmental concerns. The Site owner is currently in the process of acquiring demolition permits for the structures on the Site. It is also noted that the Site does not include the 1800 Bay Road property, the location of Lee's Backhoe Service.

SOIL AND GROUNDWATER CONTAMINATION

The Ravenswood Family Health Center, as part of its process to purchase the Site and redevelop it into a health care facility, conducted an environmental investigation to determine whether or not past uses had impacted the Site with pollutants. These investigations confirmed that isolated areas of surface soil and groundwater on the Site contained elevated concentrations of petroleum compounds. The impacts to soil and groundwater were detected in areas of the Site identified to be historically used for the auto repair and dismantling operations. The petroleum related compounds detected onsite include, total petroleum hydrocarbons as motor-oil (TPHmo), total petroleum hydrocarbons as diesel (TPHd), total petroleum hydrocarbons as gasoline (TPHg) and petroleum related volatile organic compounds (VOCs).

CLEANUP GOALS FOR SOIL AND GROUNDWATER

The cleanup goals for this Site are based on human health and environmental protection, and also consider that the property will be used for a health care facility. In this case, soil sampling data were compared to the *Water Board's Environmental Screening Levels* (also referred to as ESLs). The ESLs are a set of tables of specific chemicals that have been developed which consider human health and environmental protection, and are generally considered a conservative cleanup goal for a site. ESLs have been developed for both residential and

industrial property uses, as well as soil and water. The residential ESL, which is more conservative, has been used for the soil cleanup standard at the Site. The drinking water ESL has been used as the groundwater cleanup standard.

SCOPE OF THE DRAFT REMEDIAL ACTION PLAN

Soil

The cleanup plan proposed for soil is to excavate and dispose offsite, soil which exceeds the cleanup standards. The impacted soil will be excavated and stockpiled on a plastic liner, sampled, and evaluated for disposal. If the soil exceeds the cleanup standards, it will be disposed of at a permitted disposal facility. If it is below cleanup standards, it can be reused on the property as fill. This approach is effective in protecting both human health and the environment by removing it from the property and disposing of it at a properly licensed landfill.

The removal approach will involve both on property (removal) and off property (transport and disposal) task elements. To ensure the safety and protection of site workers and off-property populations, a Project and Transport Health and Safety Plan shall be prepared prior to the implementation of cleanup activities. This document shall detail all protective measures to be conducted during cleanup, including personal protective equipment and training requirements for site cleanup workers, dust and noise control during on-property activity, and a traffic plan to ensure the utilization of the most appropriate route for site vehicles.

Groundwater

The low levels of residual petroleum related compounds in the underlying groundwater appear to be localized and not widespread across the property. Such levels are not a significant threat to water quality, do not warrant active remediation and are amenable to natural processes which will degrade it over time. Considering the low levels of residual petroleum related compounds in groundwater; the fact that much of the shallow groundwater in the Ravenswood Industrial Area is naturally high in salinity due to the proximity of the Bay; the water is not currently being used as a drinking water supply and is not likely to be used in the foreseeable future; and, there is no need to use underlying groundwater for drinking water purposes, cleanup objectives for groundwater do not need to be met in the immediate-term. The use of natural processes to degrade the residual pollutants in groundwater over time is an appropriate method to address the residual pollutants present and achieve cleanup standards.

CONCLUSIONS

Residual concentrations of petroleum related compounds present at the Site appear to be the result of the historical auto repair and dismantling activities conducted on unpaved portion of the property. The RAP described above will address the residual pollutants on the Site, thereby allowing the redevelopment of the property as a health care facility currently being considered.

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GET INVOLVED! - PUBLIC PARTICIPATION OPPORTUNITIES

The public comment period on the draft Remedial Action Plan, dated July 21, 2008, will extend from July 29 through August 29, 2008. Your comments to the Water Board are invited. All written and verbal comments received by the Water Board will be considered prior finalizing the draft Remedial Action Plan.

Written Comments: Written comments postmarked or e-mailed, no later than August 29, 2008, should be sent to:

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Site Documents: An e-copy of the draft Remedial Action Plan document and this fact sheet are available at: http://www.waterboards.ca.gov/sanfranciscobay/public_notices/public_notice.shtml . A hard copy is also available in the East Palo Alto Public Library, 2315 University Avenue, East Palo Alto.

For Further Information: If you have questions or comments, you may call Mark Johnson at (510) 622-2493.



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